Registered No. HSE-49/2016





ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

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PART I EXTRAORDINARY

No.396 AMARAVATI, TUESDAY , MAY 15, 2018 **G.177**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

CHANGE OF LAND USE FROM INDUSTRIAL USE TO COMMERCIAL & RESIDENTIAL USE AND PARTLY FROM RESIDENTIAL USE TO COMMERCIAL USE IN T.S NO. 57/3,4, 5 PART, 59/1 AND 66/1,2,3,4 OF MARRIPALEM (V) OF VISAKHAPATNAM TO AN EXTENT OF 12,262.41 SQ.MTS. OR ACS.3.03.CTS. APPLIED BY SRI DEEPAK KUMAR TIWARI, M/S ECE INDUSTRIES.

[Memo No.MAU01-28021/15/2018-M SEC-MAUD(M1), Municipal Administration & Urban Development (M) Department, 14th May, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy. No. 57/3,4, 5 part, 59/1 and 66/1,2,3,4 of Marripalem (V) of Visakhapatnam District, admeasuring an area of 12,262.41 Sq.mts. OR Acs.3.03.Cts. The boundaries of which are given in the schedule below, which was earmarked for partly Industrial land use, partly Residential use and partly commercial land use in Zonal development plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 and as per G.O.Ms.No.249, MA&UD dated:11.12.2014 is now proposed to be designated as Commercial land use and residential land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the site affected in proposed Master Plan road widening at free of cost through registered gift deed.
2. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
3. the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Existing 60 Mts road proposed to 80 Mts wide National Highway -16.
East : Existing building bearing D.No. 36-22-85 of M/s Lakshmi Techno Solutions (P)Ltd. (Lakshmi Hyundai car showroom), Other properties and Vacant Land
South : Existing Bapuji Nagar residential area.
West : Existing Municipal road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT